

SECTION '2' – Applications meriting special consideration

Application No : 10/01727/FULL1

Ward:
Plaistow And Sundridge

Address : 1 Edward Road Bromley BR1 3NG

OS Grid Ref: E: 540891 N: 170303

Applicant : Trade In Options Ltd

Objections : YES

Description of Development:

Erection of a front boundary wall and railings to maximum height of 2000 mm.
RETROSPECTIVE APPLICATION

Key designations:

Proposal

Retrospective planning permission is sought for the erection of a front boundary wall up to 2m in height comprising white render and railings. The wall extends the full width along the frontage of the site but retains a break in the wall to allow vehicular access which is approx 4.5m in width.

Location

The application site comprises a large 2/3 storey detached property located on the western side of Edward Road, close to the junction with Lodge Road, opposite to the east and Plaistow Lane to the south. The site does not lie within an Area of Special Residential Character or a Conservation Area but the Sundridge Avenue Conservation Area does lie adjacent to the site at the rear. The character of the area is predominantly residential comprising large properties in single residence although some in the vicinity of the site have been converted into flats and there is also a number of Class 2 (residential institutions) in the area.

Comments from Local Residents

Letters of local objection have been received including representations on behalf of the Sundridge Park Residents Association which are summarised below:

- the boundary wall/railings are at odds with the character of the road and are harmful to the street scene and general sense of spaciousness which prevails along the length of Edward Road,

- a complete disregard for planning rules as the wall has been built without planning permission,
- the height of the wall is not an issue, it is the white render that is not in keeping with the surrounding area,
- the boundary wall should be reduced in size to blend in more with the local residential area,
- the applicant Trade-In-Options, went into receivership in February 2010 and should this be a concern to Council in dealing with the issues raised by this development?

Comments from Consultees

No technical objections are raised from highway point of view, subject as the proposal would retain the existing vehicular access which is satisfactory.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies in the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- T18 Road Safety

Planning History

Under planning ref. 10/02755, retrospective permission is currently being sought for a single storey rear extension and change of use to Class C2 (residential institution) comprising mother and baby living accommodation with communal lounge, kitchen/diner, I.T suite and ancillary office/staff administration rooms. This application can also be found on the agenda.

Conclusions

The main issue in this case is the impact of the boundary wall/railings upon the character of the area and visual amenities of the street scene.

The boundary wall has a maximum height of approx 2m and comprises inserts of railings and a gap in the wall which provides vehicular access and provides a visual break in the solid appearance of the white rendered enclosure. The road is generally characterised by front boundary treatments of varying heights comprising a mix of timber fencing, brick walls/railings, piers and tall mature hedge planting. The boundary treatment at No.1 does appear more prominent within the street scene given the use of white render however in view of the variety of boundary treatments along the road Members will need to consider whether the new enclosure is appropriate in this location by reason of its scale and height without significant detriment to the character and appearance of the street scene and visual amenity in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01727 and 10/02755, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACH12 Vis. splays (vehicular access) (2 in) 3.3 x 2.4 x 3.3m
1m
ACH12R Reason H12

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
T18 Road Safety

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the safety of pedestrians and motorists on the adjacent highway

and having regard to all other matters raised.

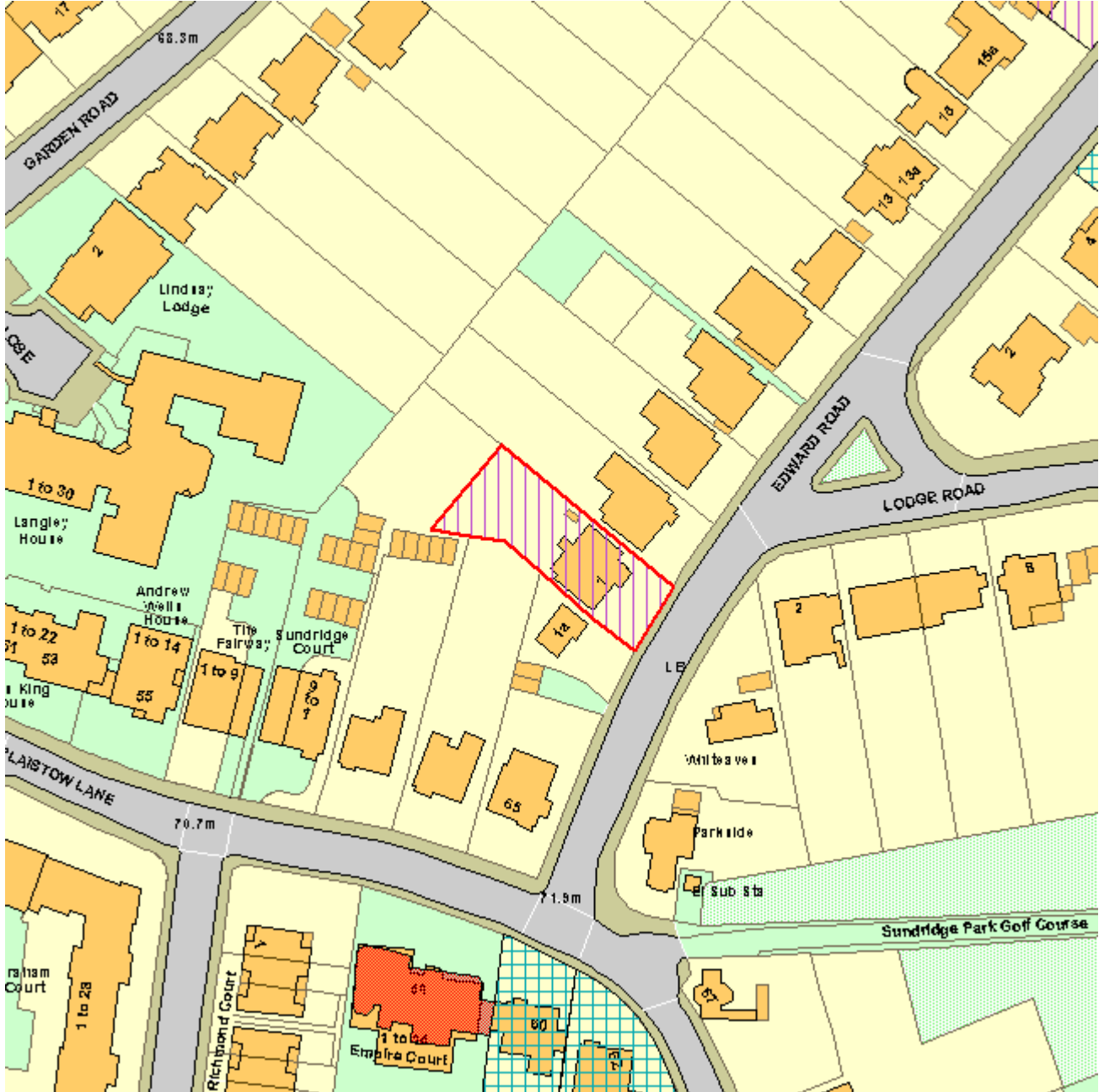
- D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The boundary wall/railings by reason of its height and appearance constitutes a prominent form of development out of character and detrimental to the visual amenities in the area contrary to Policies BE1 and BE7 of the Unitary Development Plan.

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Proposal: Erection of a front boundary wall and railings to maximum height of 2000 mm. RETROSPECTIVE APPLICATION



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